

TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid12B



3/4" iron pipe on westerly side of tree, next to tree root fd. bent 0.17' north, 0.00' west and used for property line (n/s)
 5/8" iron pin on southeasterly side of tree fd. 0.12' south, 1.98' east

- x — Denotes barbed-wire found
- Denotes treeline
- c. -Denotes calculated measurement
- p. -Denotes plat measurement
- fd. -Denotes found monument
- u. -Denotes used measurement
- PPN -Denotes permanent parcel number
- INST -Denotes instrument number
- ℄ / C.L. -Denotes centerline
- R/W -Denotes right-of-way (margin)
- GCRD -Denotes "Geauga County Records and Deeds"
- -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set

ENCROACHMENT

Adjacent land owner's (PPN 26-086700, Jeannine Marie Feigles and Edward Max Feigles) frame shed and concrete pad are encroaching 5.0' north of the property line

This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying

 11040 Madison Road
 Montville, Ohio 44064
440.286.2131
 Fax 440.968.3578
 www.dbksurveys.com

PLAT OF SURVEY OF:
PPN 26-011150
Jay C. Sanders and Cynthia Sanders

Deed of record: INST 201400882992
 Volume 1980, Page 2406
 15366 Dale Road

The Frank W. Stanton's Riverdale Estates as recorded on April 11th, 1929 in plat Volume 3, Page 21-22 of GCRD

Sublot No. 33 (in part)
 PPN 26-185200
 Mark H. Davis and Nancy R. Davis
 Volume 750, Page 655
 15357 Hemlock Point Road

Sublot No. 33 (in part)
 PPN 26-152150
 Marilyn Cornell, Trustee
 INST 201100830162
 Volume 1908, Page 3293
 15371 Hemlock Point Road

Sublot No. 34 (in part)
 PPN 26-066200
 Dianne M. Hawley
 INST 201400876373
 Volume 1971, Page 2968
 15389 Hemlock Point Road

Original Lot No 13

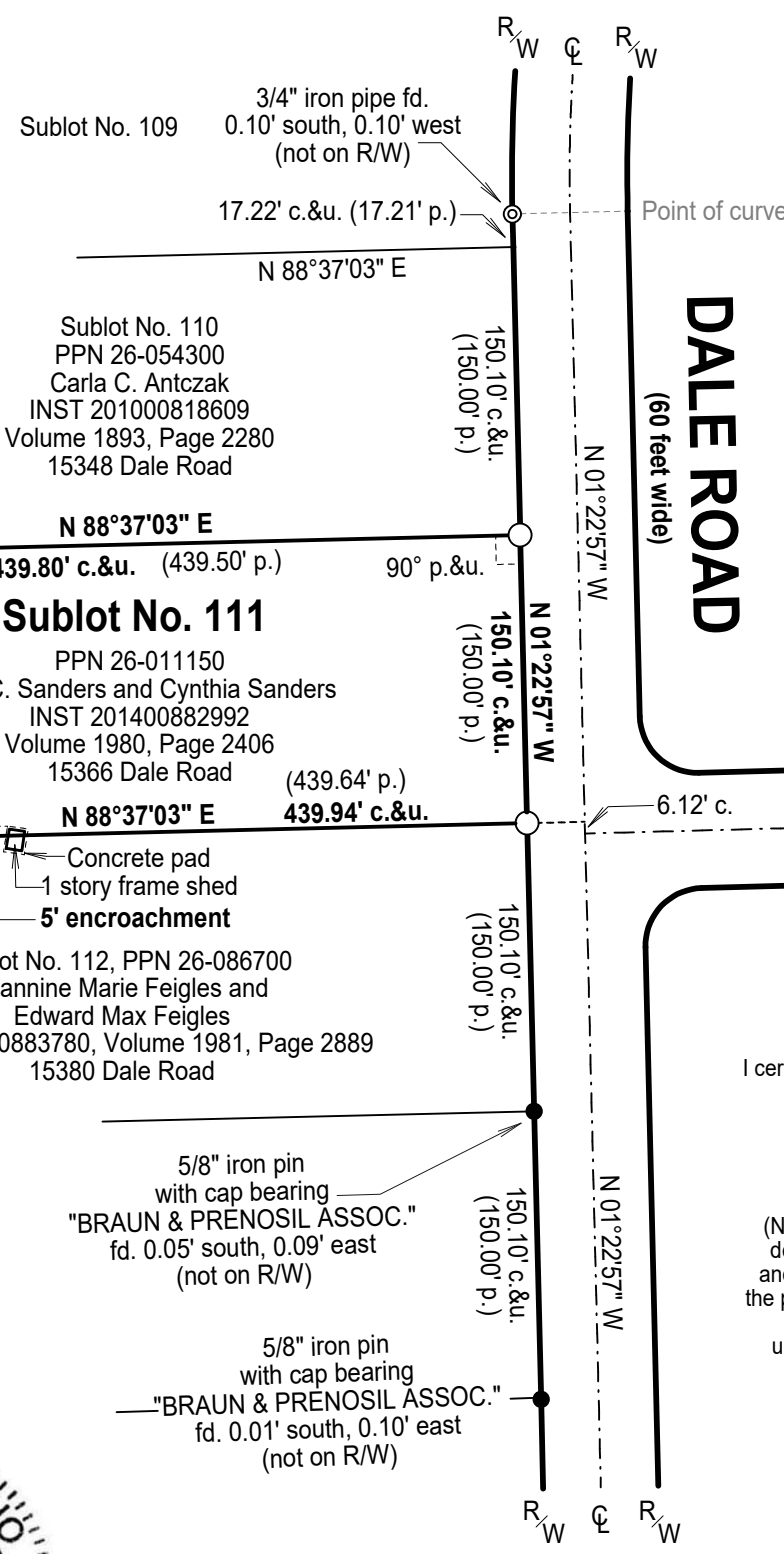
Hemlock Hill Development No. 2 plat Volume 6, Page 165

Sublot No. 110
 PPN 26-054300
 Carla C. Antczak
 INST 201000818609
 Volume 1893, Page 2280
 15348 Dale Road

Sublot No. 111
 PPN 26-011150
 Jay C. Sanders and Cynthia Sanders
 INST 201400882992
 Volume 1980, Page 2406
 15366 Dale Road

Sublot No. 112, PPN 26-086700
 Jeannine Marie Feigles and Edward Max Feigles
 INST 201400883780, Volume 1981, Page 2889
 15380 Dale Road

Sublot No. 113



Sited in The Township of Russell, County of Geauga and State of Ohio and known as being part of Original Lot No. 12, in Tract No. 3 within said Township.	Month: 26th August	Page: ONE
	Year: 2016	of ONE
Survey for: Jay C. Sanders and Cynthia Sanders		

Known as being Sublot No. 111 in Hemlock Hill Development No. 2 as recorded in plat Volume 6, Page 165 of GCRD.

BASIS OF RESEARCH AND RECORDS

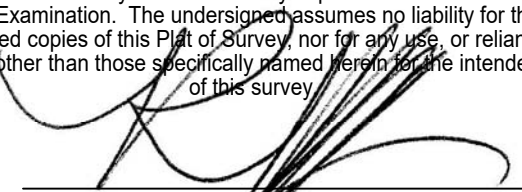
All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

CLOVERIDGE ROAD
 (aka Foster Road, 60 feet wide)

SURVEYOR'S CERTIFICATION

I certify to: Jay C. Sanders and Cynthia Sanders

that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID12B). Distances are based on U.S. feet with decimal parts. The above certification is intended only to those parties named herein, and is valid only when accompanied by an original signature below. In accordance with the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown hereon. No liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of this survey.


 Robert L. Kosie, P.S.
 Registered Professional
 Land Surveyor No. 8167

DBK PLAT NO.:
936 2016

Checked by RLK on 8-30-16